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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** January 17, 2007

**SITE PLAN:** **AFP-06-053**

**TITLE:** **Koch Property**

**REQUEST:** **CONSENT APPROVAL  
OF AMENDMENT TO FINAL PLAN**

**ADDRESS:** 103 Leekes Lot Way

**ZONE:** MXD (Mixed Use Development)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Applicant/Owner: Richard Koch

**STAFF PERSON:** Jacqueline Marsh, Planner

**Enclosures:**

Staff Comments

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: House location plat with deck

Exhibit 4: House location plat with proposed addition

Exhibit 5: First floor plan

Exhibit 6: Proposed west and south elevations

Exhibit 7: Proposed east elevation

Exhibit 8: Photographs of existing conditions

Exhibit 9: Letter from the Kentlands Citizens Assembly, dated November 6, 2006

## STAFF COMMENTS

This is an Amendment to Final Plan request for a 1,000 square foot addition at 103 Leekes Lot Way. The property is located north of Firehouse Lane in the Kentlands subdivision, which is located in the MXD (Mixed Use Development) Zone (Exhibit #1).

The applicant is proposing to remove the existing deck that is located at the rear of the house. In place of the deck, there will be a two-level addition that will be attached to the basement and the first level. On top of the addition there will be wood railing system that can function as a deck for the second floor. Smaller porch additions with steps are attached to both sides on the first floor level. The materials of the addition will match that of the existing house to include brick veneer and wood railings, molding, and trim.

This application comes before the Planning Commission because of the recently adopted Text Amendment T-372, which requires additions above 15% of the originally constructed dwelling, to be approved by Planning Commission.

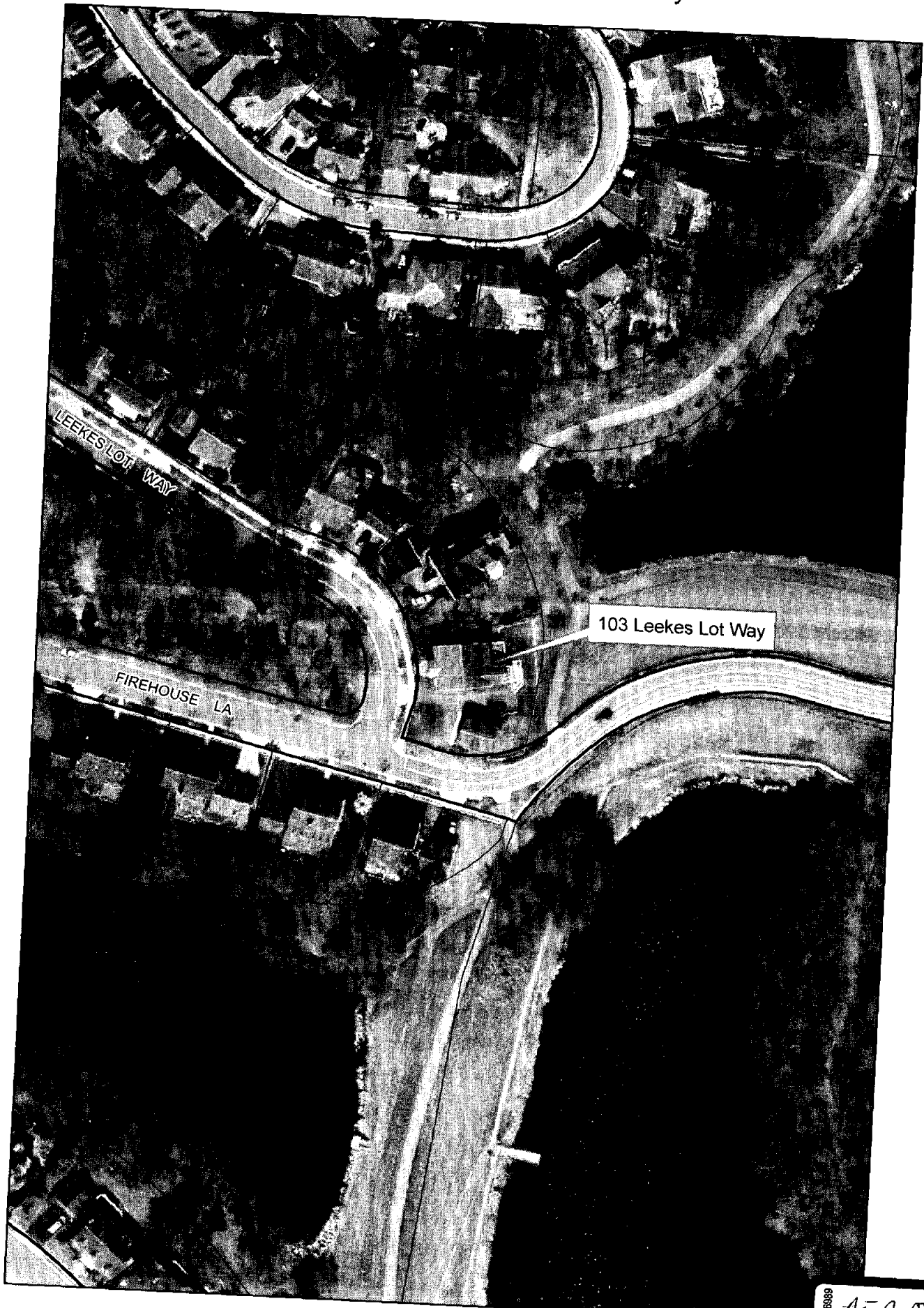
§24-172A(b)(3)(e) states:

"Minor revisions to a single family detached, semi-detached, or attached dwelling that do not increase the square footage of a dwelling as originally constructed on any/or all floors by more than fifteen percent (15%) and that have been approved by the homeowners association of the subject property, if applicable."

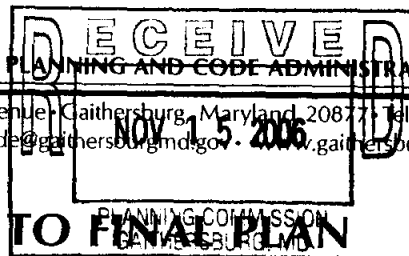
This application has been approved by Staff and the Architectural Control Committee of the Kentlands Citizens Assembly (Exhibit #9).

Staff finds that this application conforms to the requirements of a consent agenda.

Staff recommends to the Commission **granting AFP-06-053-103 Leekes Lot Way, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with §§ 24-170 and 24-172 of the city's zoning ordinance.**



P&CA



City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336  
plancode@gaithersburgmd.gov • www.gaithersburgmd.gov

## AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-06-053
Date Filed	11-15-06
Total Fee	300.00

### 1. SUBJECT PROPERTY

Project Name 103 LEEKES LOT WAY ADDITION  
Street Address 103 LEEKES LOT WAY  
Zone M&D Historic area designation ☐ Yes ☒ No  
Lot 9 Block CC Subdivision KENTLANDS  
Tax Identification Number (MUST BE FILLED IN) 9-280-2883601

### 2. APPLICANT

Name RICHARD AND ELAINE KOCH  
Street Address 103 LEEKES LOT WAY Suite No. \_\_\_\_\_  
City GAITHERSBURG State MD Zip Code 20878  
Daytime Telephone 301-840-5424

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name NONE  
Architect's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Engineer's Name NONE  
Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Developer's Name NONE  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name SAME AS APPLICANT  
Street Address \_\_\_\_\_ Suite No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Daytime Telephone \_\_\_\_\_

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
Name of previously approved Final Plan \_\_\_\_\_

AFP-06-053  
Exhibit #2

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plans. **REMOVE AND REPLACE EXISTING DECK ON BACK OF HOUSE WITH ADDITION; PLAN APPROVED BY KENTLANDS HISTORICAL TRUST (SEE LETTER DATED 11/6/06 FROM CMC.) 1,800 sq addition (2 story)**

7. PROJECT DETAIL INFORMATION

- a. POPULATION CHANGES ( if any)  
Changes in population estimated due to amendment.  
Employee estimate: Total number \_\_\_\_\_ Total number per shift \_\_\_\_\_  
Resident estimate: Total number \_\_\_\_\_ Total number per dwelling unit \_\_\_\_\_

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		NO MATERIAL CHANGE	NO MATERIAL CHANGE
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) **RICHARD KOCH**

Applicant's Signature **Ri** Date **10/15/06**

Daytime Telephone **301-840-5424**

# 6. WORK DESCRIPTION

Please state clearly changes requested from final approved plans.

REMOVE AND REPLACE EXISTING DECK ON BACK OF HOUSE WITH ADDITION;  
PLAN APPROVED BY KENTLANDS HISTORICAL TRUST (SEE LETTER DATED 11/6/06  
FROM CMC.) 1,000 sq addition (2 story)

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- Completion of the table above.

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Applicant's Name (please print)

RICHARD KOCH

Applicant's Signature

*[Signature]*

Date

10/15/06

Daytime Telephone

301-840-5424

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

103 LEEKES LOT WAY ADDITION  
(EXISTING CONDITIONS)



**LEEKES LOT WAY**  
(41' R/W)

Hereby Acknowledge Receipt of The  
Herein Document

**JOB NO.:**

AFP-06-053  
Exhibit #3

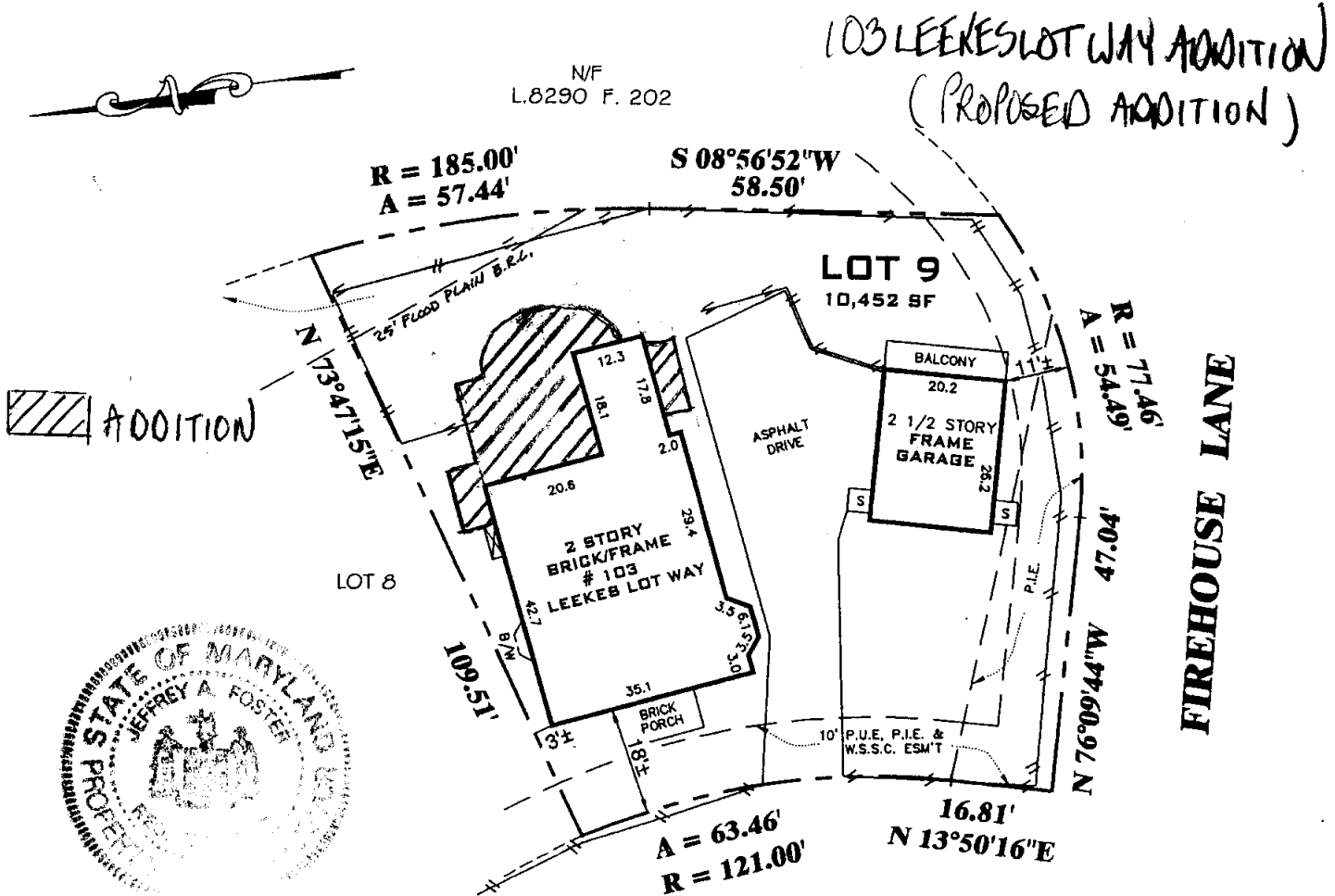
800-631-6080

# CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 Foot

Flood Zone "C" per H.U.D. Flood Panel No. 240050-0007B Fences, if shown, have been located by approximate methods.



LOCATION DRAWING  
**LOT 9, BLOCK CC**  
**PLAT 21**  
**KENTLANDS**  
**LAKE DISTRICT**  
CITY OF GAITHERSBURG  
MONTGOMERY COUNTY, MARYLAND

**LEEKES LOT WAY**  
(41' R/W)

Hereby Acknowledge Receipt of the  
Herein Document

## SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. **587**

## REFERENCES

PLAT BK. 158  
PLAT NO. 17895

LIBER  
FOLIO



DATE OF LOCATIONS  
WALL CHECK:  
HSE. LOC.: 08-22-2002

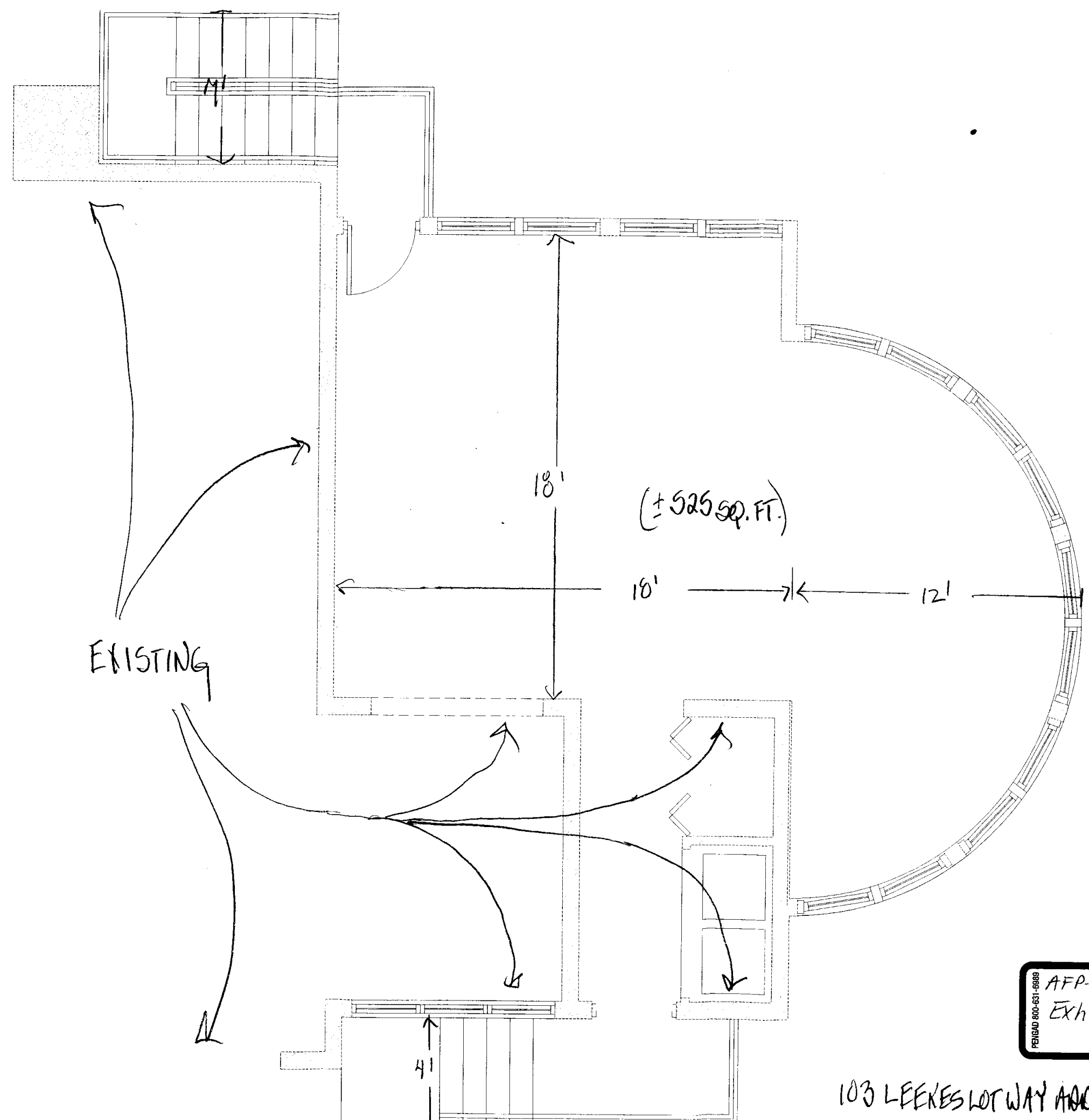
**SNIDER & ASSOCIATES**  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-5101

SCALE:  
DRAWN BY:  
JOB NO.:

AFP-06-053  
Exhibit  
#4

PENGAD 800-631-6369



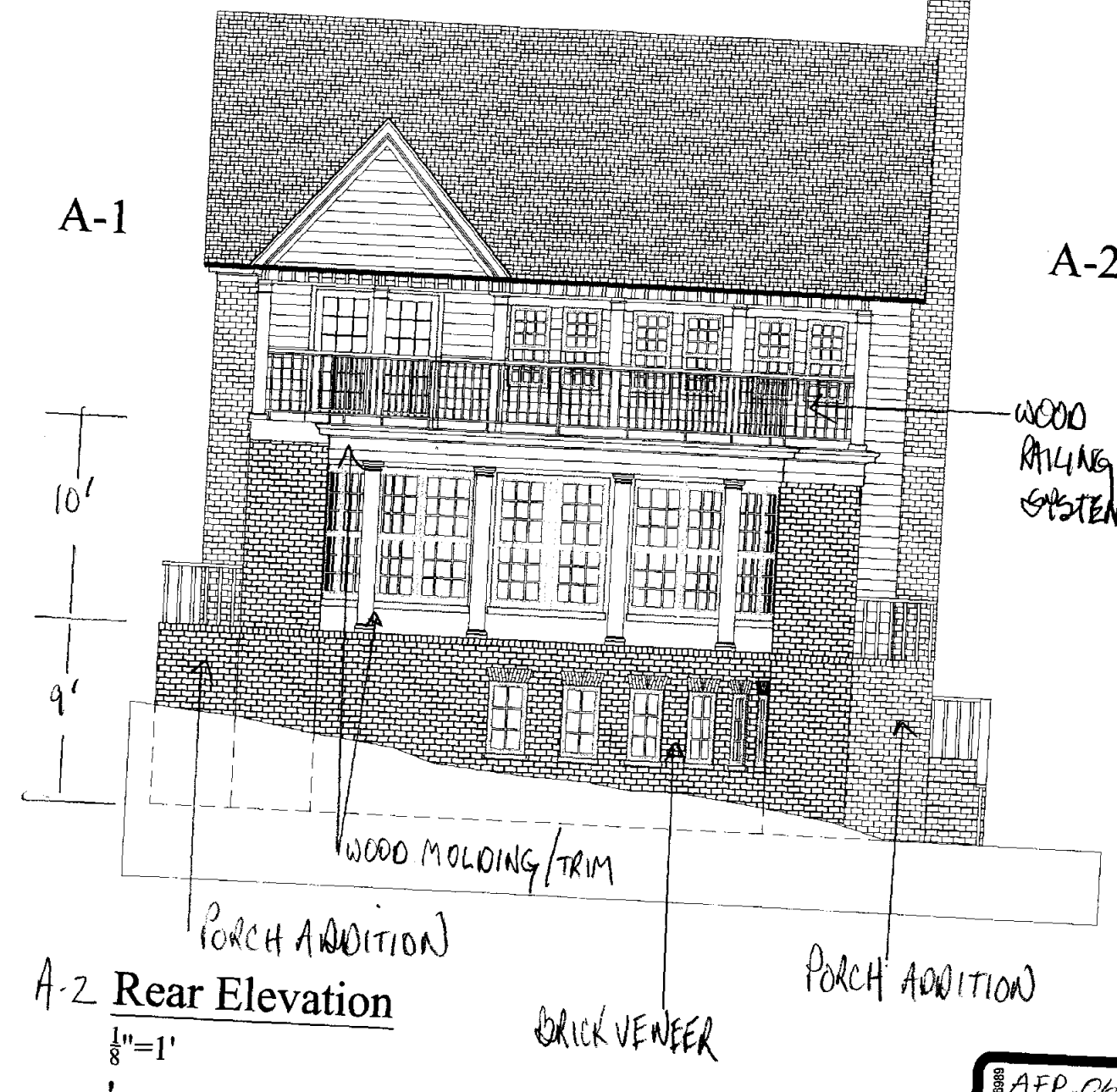
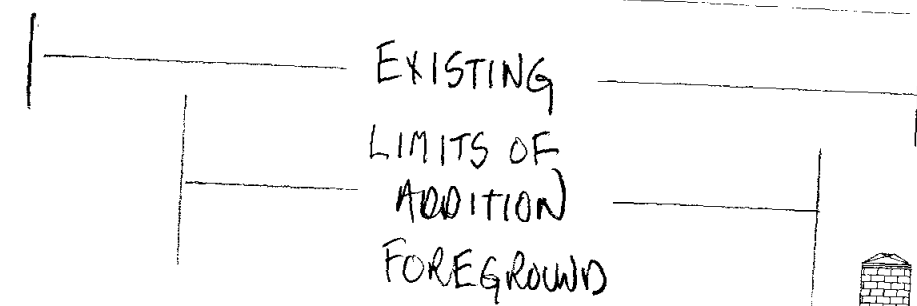
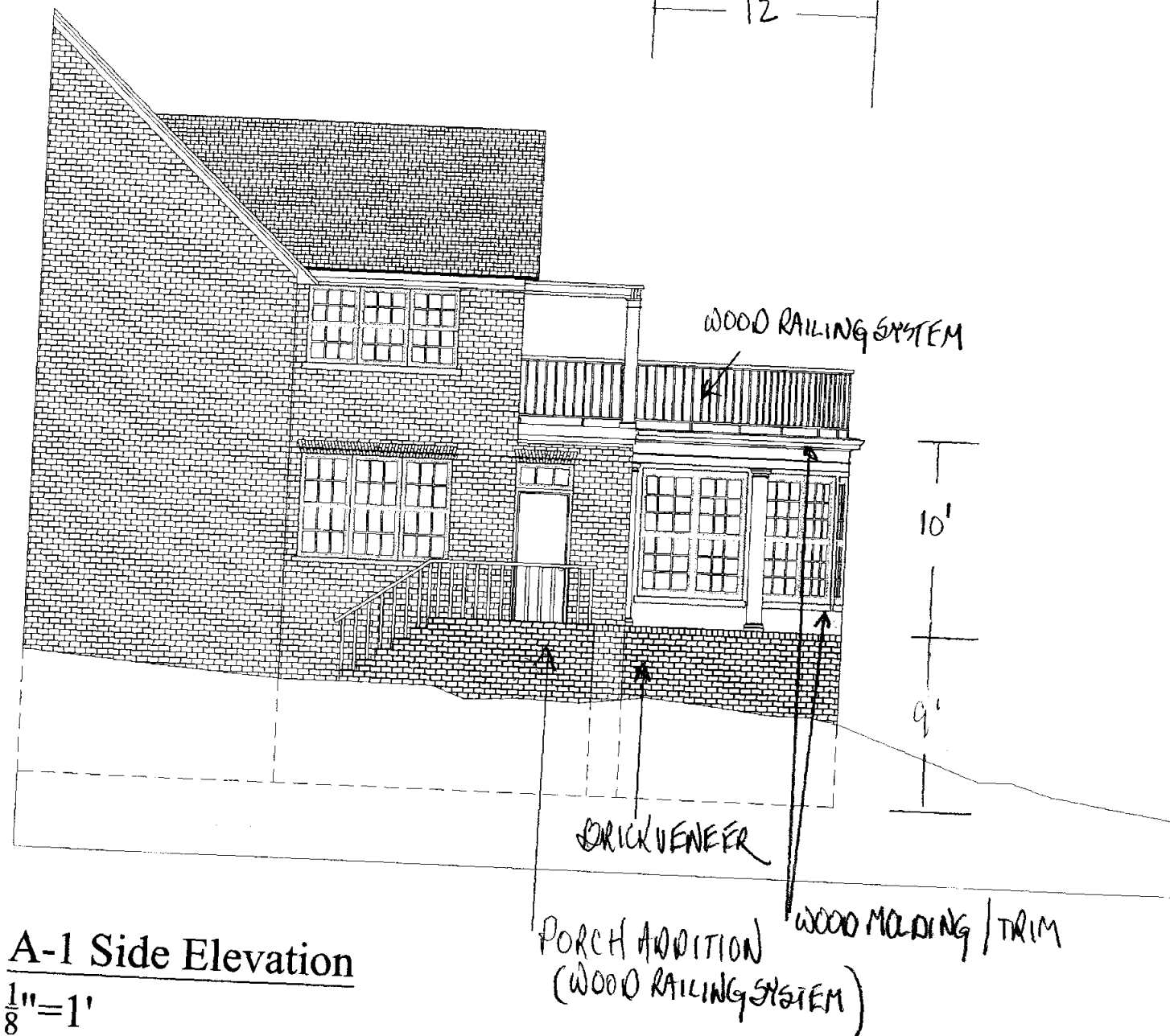
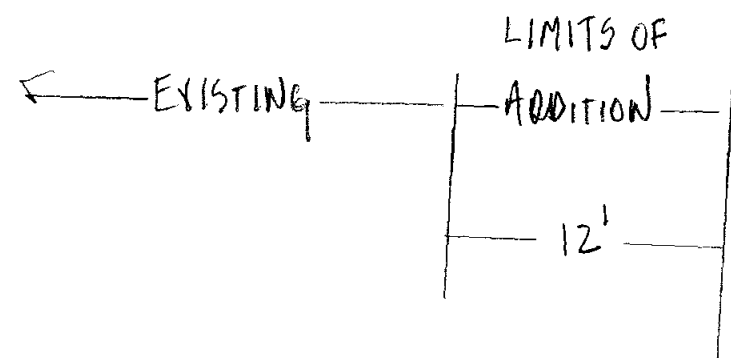


First Floor  
1/4"=1'

PRELIMINARY DRAWING

AFP-06-053  
Exhibit #5  
FEB 2006 800-631-6969

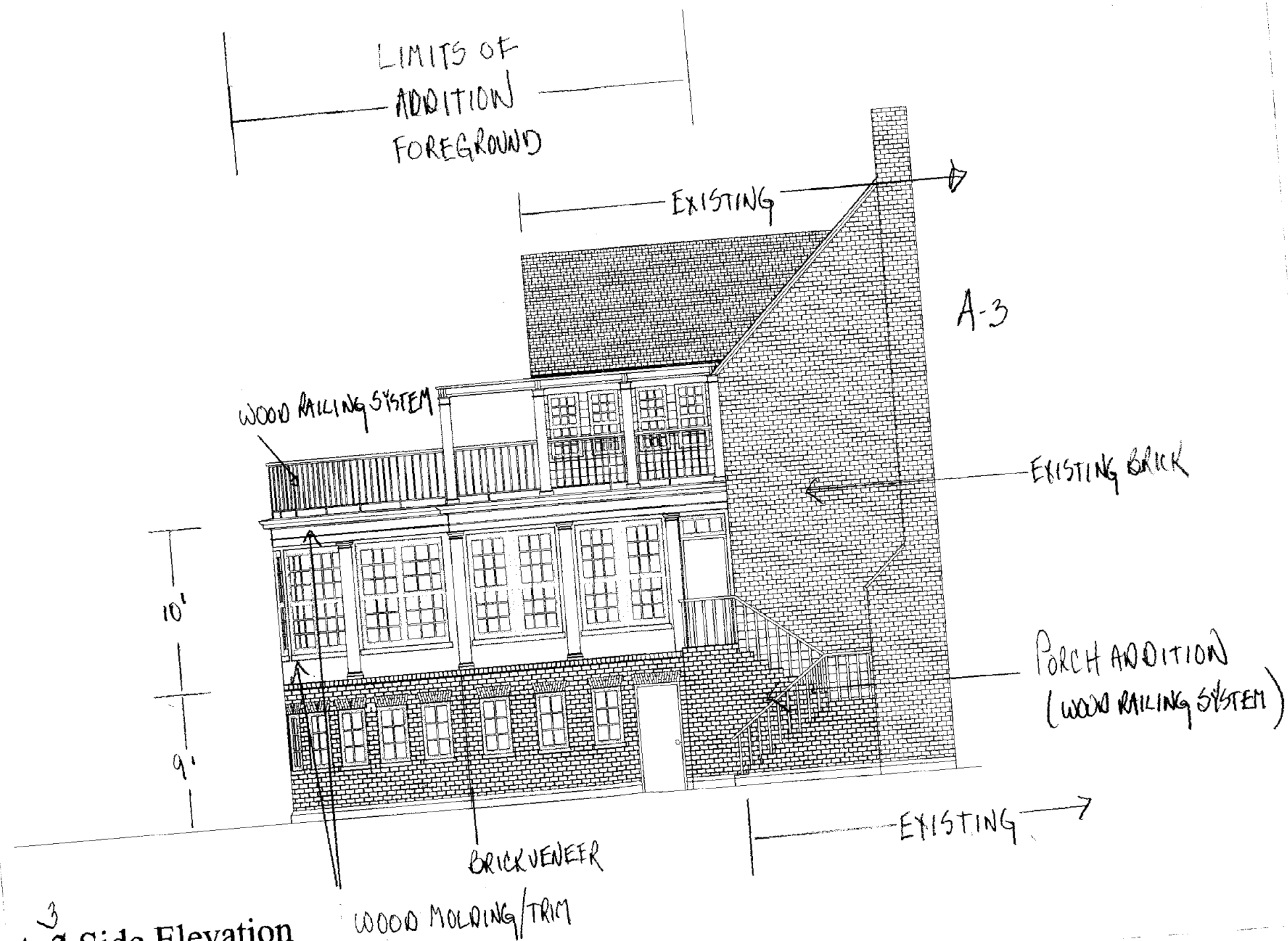
103 LEEKES LOT WAY ADDITION



AFP-06-053  
 Exhibit #6  
 PENNAD 800-631-9989

PRELIMINARY DRAWING

103 LEEKESLOT WAY ADDITION



3  
A-2 Side Elevation  
1/8"=1'

APP-06-053  
Exhibit #7  
PENICAD 800-631-6969

103 LEEKES LOT WAY ADDITION



PENGAD 800-631-6989

AFP-06-053

Exhibit #8





103 LEEKES LOT WAY ADDITION

**CERTIFIED MAIL / FIRST CLASS**  
**RETURN RECEIPT REQUESTED**

**Kentlands Citizens Assembly**  
**485 Tschiffely Square Road**  
**Gaithersburg, MD 20878**  
**301-948-2071**  
**301-948-9730 (Fax)**

November 6, 2006

Elaine & Richard Koch  
103 Leekes Lot Way  
Gaithersburg, MD 20878

Re: 103 Leekes Lot Way - 00233-6183  
Architectural Control Application # 06-943-C

Dear Elaine & Richard Koch:

I am pleased to inform you that the Kentlands Historical Trust of the Kentlands Citizens Assembly has approved your application for the listed item(s) with the following stipulation(s):

**Item(s):** House Addition

**Stipulation(s):** KHT grants a variance for this addition. See attached statement on 2003 Charrette. Variance due to architectural merit and unique nature of the location. Approved with condition that plans be followed and that a third floor not be built in the future. Downspouts will not be on curved portion of the addition.

The approval is contingent upon compliance with the specifications set forth in the approved application to include the above stated stipulation(s). If your change or addition requires a city permit, it must be obtained before construction.

Please retain this letter in your files. If you should have any questions, please feel free to contact me at the number above.

Sincerely,

*Sandy Al-Nazer*  
Sandy Al-Nazer, CMCA  
Assistant Community Manager

